

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: August 20, 2010
FROM: Joshua Ghaffari, Citywide Planner
ADDRESS: 2201 Massachusetts Avenue NW
APPLICATION: Parking

Site Information

Zone: D/R-3
Historic District: Massachusetts Avenue and Sheridan-Kalorama Historic Districts
CFA: No
Neighborhood Character: Residential

Background:

The Office of Planning received the public space application for review on August 3, 2010. This site is located in a historic district and has been reviewed by the Historic Preservation Office. The Historic Preservation Office is not supportive of this application to park in Public Space. However, the Historic Preservation Office only has authority over construction permits.

Relevant Policies of Planning Initiatives

Policy HP-2.5.4: Landscaped Yards in Public Space

Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces.

Policy UD-2.2.1 Neighborhood Character and Identity

Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations and additions to existing neighborhood context.

KEY ISSUES

The proposal is for parking for a residence on 22nd Street, NW, between Massachusetts Avenue and R Street. The area of the proposed parking space is 560 square feet in public space. The proposed area for parking is currently a cobblestone surface. However, District regulations do not allow parking in public space.

The block in which this property is located does have an internal alley, which is 15'. Some of the immediately surrounding blocks have alleys, the majority of properties do have curb cuts to the street, and very few do not have curb cuts.

SUMMARY AND RECOMMENDATION

The Office of Planning does not support the parking of vehicles in public space, particularly in a Historic District of superb residential and landscaped character. District regulations do not permit vehicular parking in public space.

The Office of Planning recommends that this application be denied.